

**ATTACHMENT E**  
**Freshwater Wetlands Application Checklist**  
**Hardship Transition Area Waiver**  
**Letter – Offer of Property Sale to**  
**Public and/or Private Conservation Organizations**  
(Copy this letter, fill in the blanks, and send to appropriate organizations)

**Date:** \_\_\_\_\_

**Re:** Application to be submitted by:

\_\_\_\_\_  
(Print applicant's name)

**Regarding property at:**

\_\_\_\_\_  
(Street address of property)

\_\_\_\_\_  
(Block and lot of property)

\_\_\_\_\_  
(Town and county)

Dear Conservation Organization:

I am sending you this letter to inform you that I will be submitting an application for the above property to the New Jersey Department of Environmental Protection (Department), for a Hardship Transition Area Waiver, pursuant to the Freshwater Wetlands Protection Act Rules, N.J.A.C. 7:7A-6.5. A Transition Area Waiver allows regulated activities, such as construction or development, in areas adjacent to wetlands. As part of the application, I am first required to offer the property for sale to public and/or private conservation organizations at fair market value, as determined by a fair market value appraisal performed by a New Jersey licensed appraiser.

This letter is my formal offer to sell your organization the property for the amount of \$\_\_\_\_\_, which has been deemed the fair market value, as indicated in the attached copy of the fair market value appraisal. This offer to sell is open for ninety (90) days from receipt of this letter. If your organization accepts this offer of sale, or would like to make its own offer, please contact me within the 90 day time frame so that a contract of sale can be executed. Your organization's non-response to this letter within 90 days will constitute refusal of this offer of sale.

Please note that this property contains freshwater wetlands transition areas. Activities in transition areas are regulated by the Freshwater Wetlands Protection Act Rules, N.J.A.C. 7:7A-1 et. seq. As such, this property is encumbered by transition areas, restricting full or partial use of the property for development and many other purposes. More information on transition area waiver provisions, regulated activities in transition areas, and transition areas due to freshwater wetlands on adjacent property, can be found at N.J.A.C. 7:7A-2.5 through 2.7. These Rules can be viewed or downloaded from the Department's Division of Land Use Regulation website at [www.state.nj.us/dep/landuse](http://www.state.nj.us/dep/landuse), or your organization can find a copy of these Rules in the county law library at your county courthouse.

If your organization has any questions regarding this offer of sale, feel free to contact my agent or myself, at the address(es) and/or phone numbers below.

Sincerely,

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(Print applicant's name)

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**(Applicant's address - required)**

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(Applicant's phone or e-mail – optional)

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(Agent's address, phone, and/or e-mail – optional)

enclosure: Fair market value appraisal